054.0	0003	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	796,000 / 796,000
					USE VALUE:	796,000 / 796,000
					ASSESSED:	796,000 / 796,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	GROVE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OSTERWEIS BURTON/TRUSTEE
Owner 2:	5-7 GROVE ST TRUST
Owner 3:	
Street 1:	27 ADAMS STREET
Street 2:	
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry: Own Occ: N
Postal:	01581 Type:

PREVIOUS OWNER

Owner 1:	OSTERWEIS BURTON -
Owner 2:	-
Street 1:	27 ADAMS STREET
Twn/City:	WESTBOROUGH
St/Prov:	MA Cntry:
Postal:	01581

NARRATIVE DESCRIPTION

This parcel contains 3,482 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1895, having primarily Asbestos Exterior and 2526 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3482.000	428,900		367,100	796,000
Total Card	0.080	428,900		367,100	796,000
Total Parcel	0.080	428,900		367,100	796,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.17 | /Parcel: 315.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	36455
GIS Ref	
GIS Ref	
Insp Date	02/12/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 054.0-0003-0007.A

!4409!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,900	0	3,482.	367,100	796,000	796,000	Year End Roll	12/18/2019
2019	104	FV	331,300	0	3,482.	367,100	698,400	698,400	Year End Roll	1/3/2019
2018	104	FV	331,300	0	3,482.	246,500	577,800	577,800	Year End Roll	12/20/2017
2017	104	FV	310,700	0	3,482.	236,000	546,700	546,700	Year End Roll	1/3/2017
2016	104	FV	310,700	0	3,482.	215,000	525,700	525,700	Year End	1/4/2016
2015	104	FV	276,800	0	3,482.	173,100	449,900	449,900	Year End Roll	12/11/2014
2014	104	FV	276,800	0	3,482.	154,700	431,500	431,500	Year End Roll	12/16/2013
2013	104	FV	288,000	0	3,482.	146,800	434,800	434,800		12/13/2012

PRINT

Date	Time
12/10/20	19:26:04

LAST REV

Date	Time
10/02/18	11:11:02
apro	
4409	

USER DEFINED

Prior Id # 1:	36455
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OSTERWEIS BURTO	62958-382		11/21/2013	Convenience	99	No	No		
OSTERWEIS BURTO	62331-17		7/29/2013	Convenience	99	No	No		
OSTERWEIS BURTO	45119-44		5/4/2005	Family	1	No	No		
CAFFERKY JOHN	42672-266		5/3/2004		585,000	No	No		
CAFFERKY JOHN	29256-413		10/22/1998	Family	1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/1/2008	1216	Porch	15,750					
8/13/2007	684	Re-Roof	9,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/12/2009	Meas/Inspect	345	PATRIOT
8/17/2004	MLS	HC	Helen Chinal
4/18/2000	Inspected	243	PATRIOT
1/7/2000	Mailer Sent		
1/7/2000	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3482		Sq. Ft.	Site		0	70.	1.51	11									367,121						367,100	

Total AC/HA:	0.07994	Total SF/SM:	3482	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	367,121	Spl Credit		Total:	367,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1895	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08859646
Const Adj.:	0.94990498
Adj $ / SQ:	175.791
Other Features:	119000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	621557
Depreciation:	192683
Depreciated Total:	428874

COMMENTS

#5 HEAT=GAS/FHW. #7HEAT=OIL/FHW(2008).
#5 UAT=NO HEAT. #7 UAT HEAT=ELEC BB..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	M

Totals		
2	12	6

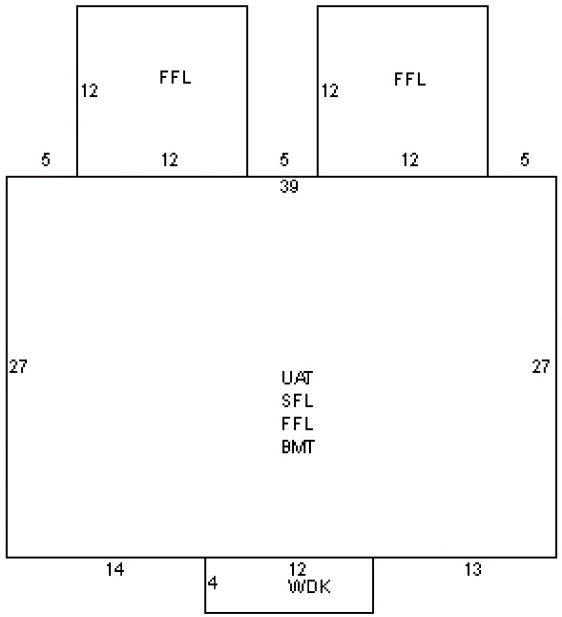
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.79
Special Features:	0	Val/Su Net:	114.13
Final Total:	428900	Val/Su SzAd	179.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,341	175.790	235,735
BMT	Basement	1,053	52.740	55,532
SFL	Second Floor	1,053	175.790	185,108
UAT	Upper Attic	263	96.680	25,452
WDK	Deck	48	15.200	730

Net Sketched Area:	3,758	Total:	502,557
Size Ad	2394	Gross Are	4548	FinArea	2526
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

054.0-0003-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	